

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Arlington

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	17	25	+ 47.1%	280	279	- 0.4%
Closed Sales	38	31	- 18.4%	281	266	- 5.3%
Median Sales Price*	\$950,000	\$969,000	+ 2.0%	\$950,000	\$1,167,500	+ 22.9%
Inventory of Homes for Sale	11	16	+ 45.5%	--	--	--
Months Supply of Inventory	0.4	0.7	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	17	35	+ 105.9%	16	18	+ 12.5%
Percent of Original List Price Received*	107.1%	99.1%	- 7.5%	108.7%	108.1%	- 0.6%
New Listings	11	15	+ 36.4%	306	327	+ 6.9%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

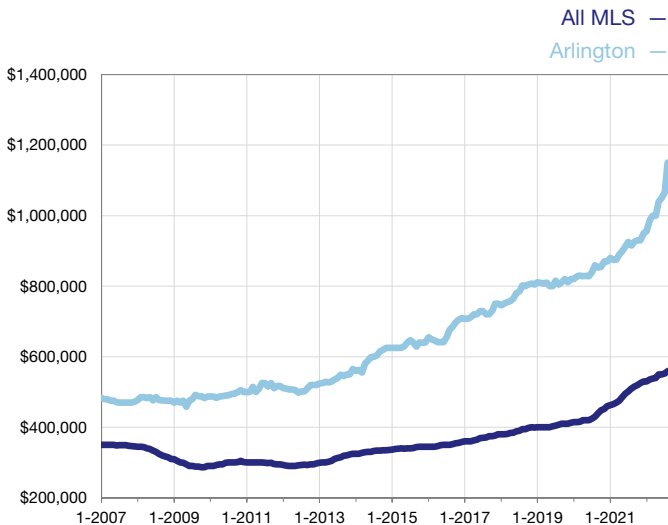
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	19	20	+ 5.3%	274	218	- 20.4%
Closed Sales	28	18	- 35.7%	272	211	- 22.4%
Median Sales Price*	\$657,500	\$744,500	+ 13.2%	\$700,000	\$740,000	+ 5.7%
Inventory of Homes for Sale	20	35	+ 75.0%	--	--	--
Months Supply of Inventory	0.8	1.8	+ 125.0%	--	--	--
Cumulative Days on Market Until Sale	23	28	+ 21.7%	24	23	- 4.2%
Percent of Original List Price Received*	102.9%	98.2%	- 4.6%	103.3%	102.9%	- 0.4%
New Listings	17	14	- 17.6%	317	285	- 10.1%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

